092.0	0006	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,000 /	876,000
					USE VALUE:	876,000 /	876,000
					ASSESSED:	876,000 /	876,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		EPPING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PASQUALONE ANTHONY/GEORGIA
Owner 2:	
Owner 3:	
Street 1:	15 EPPING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FORTUNATO GEORGE F--ETAL -
Owner 2:	FORTUNATO ANNE W -
Street 1:	11 BOWMAN ST
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains .206 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1984, having primarily Vinyl Exterior and 2032 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8988.000	393,300		482,700	876,000
Total Card	0.206	393,300		482,700	876,000
Total Parcel	0.206	393,300		482,700	876,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.10 | /Parcel: 431.10

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 59812

GIS Ref

GIS Ref

Insp Date 03/25/09

!7539!

PREVIOUS ASSESSMENT

Parcel ID 092.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	393,300	0	8,988.	482,700	876,000		Year end	12/23/2021
2021	101	FV	383,200	0	8,988.	482,700	865,900		Year End Roll	12/10/2020
2020	101	FV	383,300	0	8,988.	482,700	866,000	866,000	Year End Roll	12/18/2019
2019	101	FV	296,000	0	8,988.	489,600	785,600	785,600	Year End Roll	1/3/2019
2018	101	FV	296,000	0	8,988.	365,500	661,500	661,500	Year End Roll	12/20/2017
2017	101	FV	296,000	0	8,988.	331,000	627,000	627,000	Year End Roll	1/3/2017
2016	101	FV	296,000	0	8,988.	317,200	613,200	613,200	Year End	1/4/2016
2015	101	FV	290,600	0	8,988.	269,000	559,600	559,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:44:39

LAST REV

Date	Time
11/17/21	10:04:55
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7539

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORTUNATO GEORG	32880-144		5/18/2001	Family	10	No	No		
	15942-354		12/1/1984		149,500	No	No		Y

USER DEFINED

Prior Id # 1:	59812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2012	1030	Manual	39,625					5.5 kW PV ROOF MOU

ACTIVITY INFORMATION

Date	Result	By	Name
3/25/2009	Meas/Inspect	197	PATRIOT
5/6/2000	Inspected	276	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	276	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8988		Sq. Ft.	Site		0	70.	0.77	5									482,748						482,700	

Total AC/HA:	0.20634	Total SF/SM:	8988	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	482,748	Spl Credit		Total:	482,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	7 - PHOTOVOLTAIC		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.2	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.29338229
Const Adj.:	0.98441005
Adj $ / SQ:	178.251
Other Features:	122000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	480842
Depreciation:	87513
Depreciated Total:	393329

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	2				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

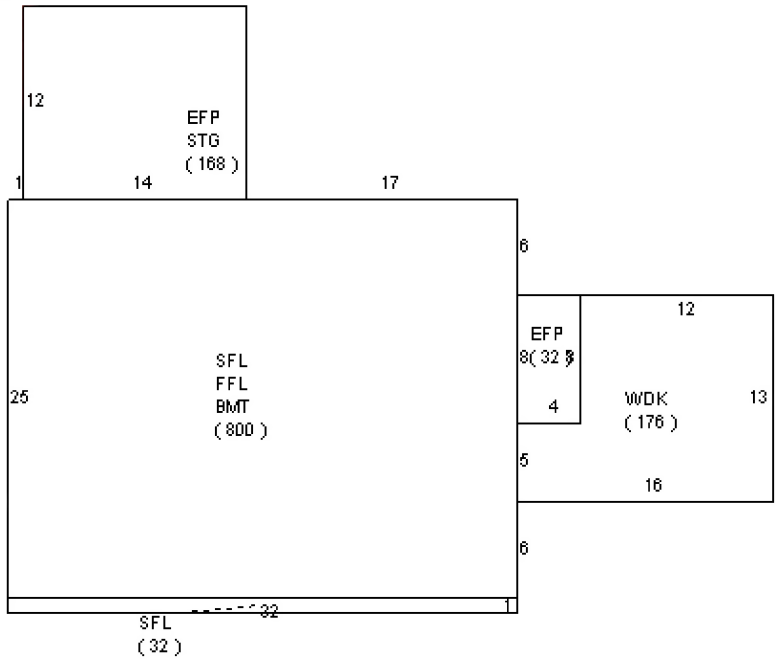
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.25
Special Features:	0	Val/Su Net:	132.16
Final Total:	393300	Val/Su SzAd	240.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	832	178.250	148,304
BMT	Basement	800	70.850	56,684
FFL	First Floor	800	178.250	142,600
EFP	Enclos Porch	200	40.200	8,040
WDK	Deck	176	11.500	2,024
STG	Storage	168	7.080	1,189

Net Sketched Area:	2,976			Total:	358,841
Size Ad	1632	Gross Area	2976	FinArea	2032

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

092.0-0006-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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